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MEDIA RELEASE

To: News Editors
From: Kgamanyane Maphologela
Director: Communications & Stakeholder Management
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Johannesburg property owners receive almost R3 billion in property rebates from the City.

The City of Johannesburg provided more than R2.9 billion in property rebates to qualifying property owners during the 2025/26 financial year, which ran from 1 July 2025 to 30 June 2026, providing much-needed financial relief to households and other qualifying property owners across the City.

The City disbursed more than R2.9 billion in rebates to at least 915 404 qualifying properties across Johannesburg. This represents a significant increase from the R2.7 billion in rebates recorded during the previous 2024/25 financial year.

Residential property owners received the largest share of the rebates, amounting to approximately R2.3 billion. This was followed by pensioners who own residential properties, who received R329.8 million, benefiting an average of 38 908 households.

The City provides a range of property rebates to qualifying property owners to assist those who meet specific legislative and policy requirements.

According to Kgamanyane Maphologela, Director: Communications and Stakeholder Management within the Group Finance Department, the Municipal Property Rates Act, 2004 (Act 6 of 2004) provides municipalities with the legislative framework to grant property rates exemptions and rebates to qualifying categories of property owners.

These categories may include pensioners and other qualifying individuals who have limited income or are experiencing financial circumstances that affect their ability to pay municipal property rates.

“Through various rebates, the City continues to respond to the financial difficulties facing property owners by providing a much-needed buffer and relief through property rebates,” says Maphologela.

Other rebate categories

Other categories of property owners and properties that benefited from rebates during the 2025/26 financial year include:

- **Education properties:** R130.6 million for properties qualifying for a 25% rebate, and R92.2 million for properties qualifying for a 50% rebate.

- **Housing Development Schemes for Retired Persons (Old Age Homes):** R9.4 million.
- **Expanded Social Package (ESP):** R2.8 million.
- **Vacant Land:** R2.7 million.
- **Registered Social Landlords:** R1.6 million.
- **High-density rebate:** R836 290.31.
- **Heritage property rebates:** R751 953.62.
- **Industrial:** R7 277.90.

The City encourages more qualifying property owners to take advantage of the available property rebate programmes and submit their applications.

Maphologela says the City offers a wide range of rebates to qualifying property owners. These include pensioner rebates; rebates for owners dependent on pensions due to injury on duty; Expanded Social Package grants; child-headed households; heritage properties; high-density properties; properties owned by private sports clubs; properties used for the protection of animals; disaster areas; vacant land; housing development schemes for retired persons (life rights); registered social landlords; township industrial development; rejuvenation of Central Business District (CBD) and Corridors of Freedom-related rebates, among others.

How to apply

Property owners can access property rebate application forms through the following channels:

- **Email:** Request application forms from ratescomments@joburg.org.za.
- **Customer Service Centres:** Visit any City of Johannesburg Customer Service Centre or walk-in centre.
- **City website:** Visit www.joburg.org.za and navigate to the relevant **City Services** and **Rebates** sections.

Maphologela cautions that rebate applications will only be processed where the municipal account is not in arrears unless the customer has an approved payment arrangement or a dispute has been formally lodged.

Should a customer default on an agreed payment arrangement, the City reserves the right to withdraw the applicable rebate.

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